

091.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

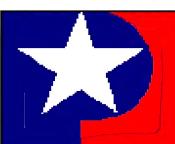
605,600 / 605,600

USE VALUE:

605,600 / 605,600

ASSESSED:

605,600 / 605,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
174		BRATTLE ST, ARLINGTON

Legal Description							User Acct
							58779
							GIS Ref
							GIS Ref
							Insp Date
							11/27/18

OWNERSHIP

Unit #:

Owner 1: CROWLEY STEPHEN J	
Owner 2: CROWLEY SHEA MAURA	
Owner 3:	
Street 1: 174 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: SOTURA MICHEL/APRIL L -
Owner 2: -
Street 1: 174 BRATTLE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Aluminum Exterior and 944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Units Type Type Factor Value Price Adj Neigh Influ Mod Infl % % % % Value Class Land Code
101 One Family 4277 Sq. Ft. Site 0 70. 1.28 5

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2022	101	FV	221,800	0	4,277.	383,800	605,600		Year end	12/23/2021						
2021	101	FV	215,900	0	4,277.	383,800	599,700		Year End Roll	12/10/2020						
2020	101	FV	216,100	0	4,277.	383,800	599,900	599,900	Year End Roll	12/18/2019						
2019	101	FV	186,700	0	4,277.	389,300	576,000	576,000	Year End Roll	1/3/2019						
2018	101	FV	186,700	0	4,277.	290,600	477,300	477,300	Year End Roll	12/20/2017						
2017	101	FV	186,700	0	4,277.	263,200	449,900	449,900	Year End Roll	1/3/2017						
2016	101	FV	186,700	0	4,277.	252,200	438,900	438,900	Year End	1/4/2016						
2015	101	FV	177,100	0	4,277.	213,800	390,900	390,900	Year End Roll	12/11/2014						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/27/2018	MEAS&NOTICE								11/27/2018	MEAS&NOTICE	CC	Chris C			
12/5/2008	Meas/Inspect								12/5/2008	Meas/Inspect	372	PATRIOT			
10/5/2002	MLS								10/5/2002	MLS	MM	Mary M			
4/24/2000	Inspected								4/24/2000	Inspected	270	PATRIOT			
1/28/2000	Mailer Sent								1/28/2000	Mailer Sent					
1/26/2000	Measured								1/26/2000	Measured	163	PATRIOT			
12/1/1981									12/1/1981		CM				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/																				
Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land %	J Code	Fact	Use Value	Notes
101	One Family	4277	Sq. Ft.	Site	0	70.	1.28	5									383,818					383,800	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Good															
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES															
Color: WHITE		Kits: 1	Rating: Average														
View / Desir:		A Kits:	Rating:														
		Fpl: 1	Rating: Average														
		WSFlue:	Rating:														
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average		Location:		Exterior:		No Unit	RMS	BRS	FL								
Year Blt: 1927	Eff Yr Blt:	Total Units:		Interior:		1	5	2	M								
Alt LUC:	Alt %:	Floor:		Additions:													
Jurisdict:	Fact: .	% Own:		Kitchen:													
Const Mod:		Name:		Baths:													
Lump Sum Adj:				Plumbing:													
INTERIOR INFORMATION				Electric:													
Avg Ht/FL: STD				Heating:													
Prim Int Wal 2 - Plaster				General:													
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood		Total: 18.6 %															
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 091.0-0004-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																